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September 1996
 Surf Pines Association Newsletter
 for all members



the Surf Pines Breeze

President's Letter

As the new president of Surf Pines Association, I am trying to define my role in providing services to the SPA community. A number of issues, many unique to Surf Pines, require some level of attention. The top level issues appear to be the physical maintenance of the grounds, roads and gates as well as providing a sense of security and well-being to all members. Standing committees are responsible for each of these areas. I desire and welcome input from each and every Surf Pinean on the issues you feel are important. Tell me what you like and don't like about living here at Surf Pines. Your input is invaluable in enlightening me on community needs and desires and in helping formulate board policies which are constructive and serviceable. As Surf Pines grows, our way of life here will almost surely change. Careful planning can help minimize the pain often associated with

growth. Let's hear from you.

My wife asked me why the enclosed organizational chart was called a *hanging chart*. There are two answers to the question:

Homeowner's answer: Those are the folks we hang when things don't go right.

Organizational answer: Because it hangs, in plain view, on the wall.

Goes to show how people can view the same object very differently.

Chuck

Election Results At A Glance

Ballots: 108

Bylaw change: _____	approved
Enhancement fees: _____	approved
Park - in favor: _____	55
Park - opposed: _____	53
Park - Plan B (<i>low impact</i>) _____	49
Park - Plan A (<i>more developed</i>) _____	25
Board Members (3-year terms):	
Sally Allegaert	
Louann Riggan	
Dick Tevis	

Surf Pines Road to Close

Workers will need at least 24 hours to replace a culvert and repave SP Rd. from Hwy. 101 to Manion. Watch gatehouse window for notice of closure date.

Annual Meeting Report

August 3 dawned an overcast, somewhat threatening day. Would thunder rumble during the annual meeting of the Surf Pines Association at the Astoria Country Club? Notwithstanding the atmospheric conditions, 66 people, representing 51 votes, turned out to brave the meeting.

Before attending to business, president Marge Bloomfield introduced Sheriff John Raichl to speak about security in Surf Pines from the law-enforcement viewpoint and to advise on a "Neighborhood Watch" program. The sheriff has been able to increase his staff in the past year so there are now more trained deputies available to respond to calls. He pointed out that domestic crime is usually related to drug problems but incidents of vandalism may have to do with gang activity. In an area as spread out as Surf Pines a "Neighborhood Watch" scheme cannot be very effective; not only are homes somewhat isolated but many are vacant much of the time. Sheriff Raichl advised all residents to keep alert, to be aware of unusual circumstances they may see, to make homes appear occupied even when owners are

see Annual Meeting, page 4

Committees of the Board

Below is a chart of the new board lineup and division of responsibilities. From the organization, you can see that the effort is to spread as evenly as possible the duties of each member and each committee, so that too great a burden does not fall on any individual.

Responsibilities of each committee are fairly obvious. Until now one committee, and for the most part one willing and extremely able individual, has taken on the tasks of keeping the gates in operation, supervising and making hands-on repairs, issuing gate codes, and doing all

allocated amount of the budget. The grounds committee will be responsible for maintenance of all Surf Pines common property, including road rights-of-way, mowing, clearing downed and damaged trees, maintenance of the islands in Surf Pines Landing, and of course, development of the park. The community affairs committee will handle relationships with the county as well as within Surf Pines, helping to enforce the CBR zoning restrictions, keeping abreast of changes in ownership, answering members' questions on all subjects, welcoming newcomers, seeing that new owners have handbooks,

- mitters will be collected and altered between October 1 and November 1;
- to look at other similar gated communities to see what ideas for improving ours, either with hardware or system operation, can be gained;
 - to install "tiger teeth" at each exit gate to prevent cars from entering Surf Pines through the open exit gate, a common, dangerous practice;
 - to improve lighting at both gates and install a TV camera at the north end;
 - to change the policy on special events such as garage sales, parties and open houses.

Consideration will be given to replacing the keypad with a card-reading system. At the same time, the security committee will set up a liaison with the sheriff's department to work out a method for dealing with and discouraging speeding on Surf Pines roads, whether by residents and visitors, or contractors and service people.

Roads

As reported above, the main road repair project for this year is replacement of the culvert under Surf Pines Road and resurfacing of the road. This is a major piece of work and will require that the road be closed for at least 24 hours and possibly longer. Work should start this month (date uncertain as yet) and ample notice of the closure will be given. Watch for a sign in Ken's window as well as signs at the Highway 101 junction. The inconvenience is unavoidable and we know you will bear with it; a collapsed culvert would be a much greater inconvenience.

In addition to cleaning the roads so that their edges are visible, the road committee expects to fortify road shoulders with crushed rock. This action should help to preserve the paved edges from crumbling away under heavy truck traffic. The committee is aware that some other areas need repaving, particularly a stretch of north Manion and Elk Run Lane. These projects will be looked at closely for next year's schedule. Because the weather must be dry and warm, the paving season runs usually from May to October.

Surf Pines Board of Directors

- President: Chuck Johnson
- Vice President: Al Laakso
- Secretary: John Orr
- Treasurer: Tom Wilcox
- At-Large: Sally Allegaert
- At-Large: Louann Riggan
- At-Large: Dick Tevis

Security Committee

- Chair: Al Laakso
- Ken Buckingham
- Chuck Johnson
- Gene Kever

Roads Committee

- Chair: Dick Tevis
- Chuck Johnson
- George Von Weller

Grounds/Park Committee

- Chair: Tom Wilcox
- Marge Bloomfield
- Chuck Johnson
- Norma Kever
- Kersten Koblik
- Cathy Orr
- Louann Riggan

Community Affairs Committee

- Chair: Louann Riggan
- Sally Allegaert
- Marge Bloomfield
- Steve Clark
- Chuck Johnson

Project Manager for Security Systems

- Gene Kever

Project Manager for Roads

- George Von Weller

the necessary research to acquire parts, get bids for new work, and trouble-shoot when things have gone wrong; that same person has undertaken the same kinds of tasks relating to the roads and has dealt with all the other security and safety questions that have arisen. We are all greatly in Gene Kever's debt for the dedicated work he has done and the time he has given to it. But it is unfair to ask so much of one person, particularly as we observe the increasing complexity of problems and the time involved in dealing with them. So Chuck and the board have divided the responsibilities between two committees, Security and Roads, each chaired by a board member and each to work within an

updating the directory, and working with developers to negotiate appropriate contracts for subdivisions.

Can a seven-member board adequately attend to all this? Not without a great deal of input from other members, particularly those full-time residents who have expertise and interest in one or several areas. If you interpret this as a call for **help**, you're right!

Gates and Security

During the coming months the security committee will be making some changes in the gate system. On the agenda are:

- to change transmitter frequency; trans-

Park

The people have spoken! Division of the vote on the park was so close that it is not surprising that the low impact plan was favored by two votes to every one for greater development. The board will proceed to implement the "Plan B" concept by clearing the scotch broom and dead trees from the site and creating some paths. Work will begin this month and as it proceeds members will be informed of progress. Volunteers will no doubt be called for and those interested in the project will, we hope, respond. Later on a mosquito abatement program and other improvements will be tackled.

Community Relations

There are several issues involving relations within Surf Pines or with near neighbors, which continue to concern the board. They are: the Pinehurst Estates appeal; the county suit over the height of the Lucas house; and an access created a couple of months ago off North Ocean Drive to land on the west side of the road, north of the Mangold home. This land lies outside the boundary of Surf Pines and is in the Active Dune Overlay zone where no building is permitted.

The Land Use Board of Appeal hearing on Pinehurst Estates was held on September 10 and the decision regarding the western building line and building height to be allowed will probably be announced a month later. Meantime, the Planning Department is again considering other aspects of the Pinehurst application, including that which concerns Surf Pines, the emergency access provision. Once again, the board has written to the Planning Department repeating our contention that there is no need for such an access and that the south end of Ocean Drive is an inappropriate site for emergency use. The Planning Department has denied variance requests by the developer relating to road width in Pinehurst.

Shortly before the annual meeting, the board received an inquiry from Blair Henningsgaard, County Counsel, asking if the association wished to become a co-plaintiff in the county suit against James Lucas over the excessive height of

his house. Because the matter arose just before the annual meeting, the board put the question to members attending the meeting. The consensus was that the association should offer to testify when the matter comes to court but should not go to the expense or involvement of becoming a party to the suit.

Because roads in Surf Pines are privately owned, any development off of them is contingent upon our assurance of a legal access to the land. In the instance of the Ocean Drive access, Surf Pines was not asked to provide that assurance to the Planning Department, nor was a development permit requested. The county has ordered work in the area to be stopped, the gravel to be removed, replanting to be undertaken and the owner to comply and submit a plan by September 27. The only permitted development in the Active Dune Overlay area is a low impact recreation area. Any questions? Contact Louann Riggan.

To All Owners:

Unauthorized tree cutting is still occurring in Surf Pines and constitutes a criminal offense. Surf Pines Association will defend its property under the law.

Block Party

The afternoon of August 3 turned it into a beautiful summer day and a large number of members and their guests turned out for the annual outdoor party, this year held in the driveway of the Tevis' home on Lucas. A plentiful variety of food was on offer, the company was delightful and the band, The Brownsmead Flats, added mellow tones to lively conversation. The Tevis' garden was in glorious color, an additional delight to those of us who attended, who numbered at least as many as turned out for the meeting. It's always more fun to party.

Handbook Update

Watch for revised pages of the *Handbook* to arrive with the billing early next month. Start now to look for where you

Miscellaneous Matters

Ken Buckingham has two heartfelt requests. The first is addressed to part-time residents for themselves and anyone who uses their homes: **please** do not put out trash for pickup before Friday morning if it is not enclosed in a solid container. Plastic bags are vulnerable to invasion by all kinds of vandals: crows, dogs, cats, raccoons, coyotes, skunks, to name a few. Contents of plastic garbage bags become quickly scattered over a wide area.

The second plea is addressed to all of us: **please** do not call after normal working hours unless there is a true emergency. Ken will always respond as best he can if there is a genuine need. But he is up early and late making patrols and doing the routine work on gates, roads, or signs that is part of his job. He needs to have some time for himself but it is hard to get it, living as he does in easy reach of all residents. So please remember that no one can be on duty 24 hours a day and respect his right to his own time and leisure.

The board would also like to remind home owners that the Coastal Beach Residential zoning ordinance restricts rentals in Surf Pines to one week or longer. Homes may not be rented on a daily basis. If you have any questions about the provisions of the zoning ordinance that governs this community, contact the community relations committee or the Clatsop County Planning Department. Members of the board and the above committee are always ready to answer your questions or supply any information you need, so do not hesitate to ask. Many of the usual questions that newcomers have are answered in the *Handbook*, so when in doubt, as the old saying goes, try reading the instructions.

tucked away the blue looseleaf notebook, so you can replace the old sheets with the new ones.

Annual Meeting, from page 1
away, using inside lights and having some-
one move cars or turn on sprinklers, and
to report suspicious circumstances to a
central location. The sheriff answered
questions and indicated that the depart-
ment would work closely with the asso-
ciation security committee.

Business Meeting

After approval of the minutes from last
year's meeting with one amendment,
Chuck Johnson presented the treasurer's
report. He has divided the major expendi-
tures into separate capital funds and allo-
cated receipts to those funds, so that un-
spent income has a specific purpose. He
noted that almost all the arrears have been
cleared and he has taken a conservative
view of income potential by not budget-
ing for such uncertain receipts as gate

assessments. His report and the proposed
budget were accepted.

The president's report on the year's activi-
ties detailed road repairs, renewal of street
signs, regular publication of the newslet-
ter, attempts to deal with vandalism
through volunteer road patrols, and
progress toward a park (see p. 3). Such
matters as gate maintenance, speeding
and safety, road marking, clearing fallen
trees, and mowing are what every board
deals with continually. Projects for the
new fiscal year are to replace the culvert
under Surf Pines Road and resurface the
road (see p. 3); complete marking center
lines where needed; upgrade the gates
and change transmitter frequencies (see p.
3); update the Surf Pines Handbook with
current information and complete the poli-
cies and procedures manual for the board.

Marge concluded the president's report
by admitting that it takes too long for the
board to accomplish tasks it undertakes.
To carry out decisions often requires tech-
nical expertise and a lot of time. As the
population of Surf Pines increases, more
complex problems arise. Sooner or later
the association will have to consider hir-
ing a manager; a seven-member volunteer
board will not suffice.

Voting Results

On page 1 is a summary of the voting
results. The 108 valid ballots cast repre-
sent just about two-fifths of the members,
a decided increase in participation over
last year. (See p. 2 for new board lineup.)

Other Business

There was considerable discussion of the
board's new policy to restrict garage sales
to one day per month, with a number of
voices raised against it. As a result, the
board agreed to revisit the issue as soon as
possible and meantime to extend hours
from 9 to 5 on the last Saturday of the month.

The meeting was adjourned with a re-
minder of the block party to take place
from 4 to 7 p.m. Would the weather gods
favor us? The threatened storm had not
materialized during the meeting. Right on
cue, the clouds parted, the sun emerged,
and we had a glorious late afternoon for
the gathering. (see p. 3)

Surf Pines Association Board of Directors

President	Chuck Johnson	38 Surf Pines Landing Drive	738-9746
Vice President	Al Laakso	2010 Ocean Drive	738-5273
Secretary	John Orr	2334 Manion Drive	738-0944
Treasurer	Tom Wilcox	2320 Lucas Drive	738-3515
Asst. Treasurer	Chuck Johnson	38 Surf Pines Landing Drive	738-9746
At Large	Sally Allegaert	2164 Manion Drive	738-7717
At Large	Louann Riggan	2300 Lucas Drive	738-5457
At Large	Dick Tevis	2252 Lucas Drive	738-3111

the Surf Pines Breeze

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Members are invited to contribute articles or comments, letters to the editor, or
anything fit to print. Don't hesitate - shoot the Breeze!

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